

CLAIMS

I claim:

1. A mortgage guaranty insurance policy comprising:

periodically adjusted premiums, the determination of said premiums being partially based on at least one of the following: loan seasoning, geographic location, regional  
5 economic conditions; and

a claim settlement option chosen from the following: Immediate lump-sum settlement, principal and interest payments being maintained for a fixed period prior to loan payoff, principal and interest payments being maintained until loan payoff is demanded by insured, principal and interest payments until the loan is paid off by the insurer.

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2. The mortgage guaranty insurance policy of claim 1 wherein the premium paid by the lender comprises the sum of individual premiums assigned to each loan in the insured portfolio, and each of said individual premiums are each adjusted according to separate fixed schedules.

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3. The mortgage guaranty insurance policy of claim 1 wherein the premium paid by the lender comprises the sum of individual premiums assigned to each loan in the insured portfolio, and said individual premiums are adjusted according to the same fixed schedule.

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4. The mortgage guaranty insurance policy of claim 1 wherein said policy is guaranteed renewable for at least two policy terms during its lifetime.

5. The mortgage guaranty insurance policy of claim 1 wherein at least one premium adjustment includes a retrospective portion.

6. A method for managing a mortgage guaranty insurance policy comprising:
  - determining a first claim settlement method to be used if an insured event occurs;
  - determining a first premium amount to be charged, based partially on said first claim settlement method;
  - replacing said first claim settlement with a second claim settlement method; and
  - determining, if said first claim settlement method has been replaced, a second premium amount to replace said first premium amount, said second premium amount determination being at least partially based on the selected second claim settlement method.

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